

FORMER PEI WEI AVAILABLE FOR LEASE

1141 EAST 2ND STREET EDMOND, OK 73034

SHOP COS.



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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	11,688	73,051	132,314
Avg. HH Income	\$89,132	\$121,689	\$142,398
Total Housing Units	5,049	29,070	50,272
Daytime Population	18,613	76,001	127,721
Medium Home Value	\$298,913	\$289,291	\$315,640

PROJECT SCOPE

The property located at 1141 E 2nd Street in Edmond, OK, presents an excellent retail opportunity. This property is ideally situated with surrounding population of over 132,000 within a 5-mile radius, numerous developments, and other retailers, including Starbucks, McDonald's, Chick Fil A, and Target. This exceptional property is strategically positioned West of Interstate 35, benefitting from a high traffic volume of 67,000+ vehicles per day. University of Central Oklahoma is located 0.35 miles away from the site, and serves approximately 17,000+ students.

PRICING

- Call For Rates
- For Lease

DETAILS

- 3,010 SF Endcap Available
- Great Access and Visibility

TRAFFIC COUNTS

o E 2nd Street	33,372 VPD-25
o S Bryant Avenue	23,034 VPD-25

AREA RETAILERS



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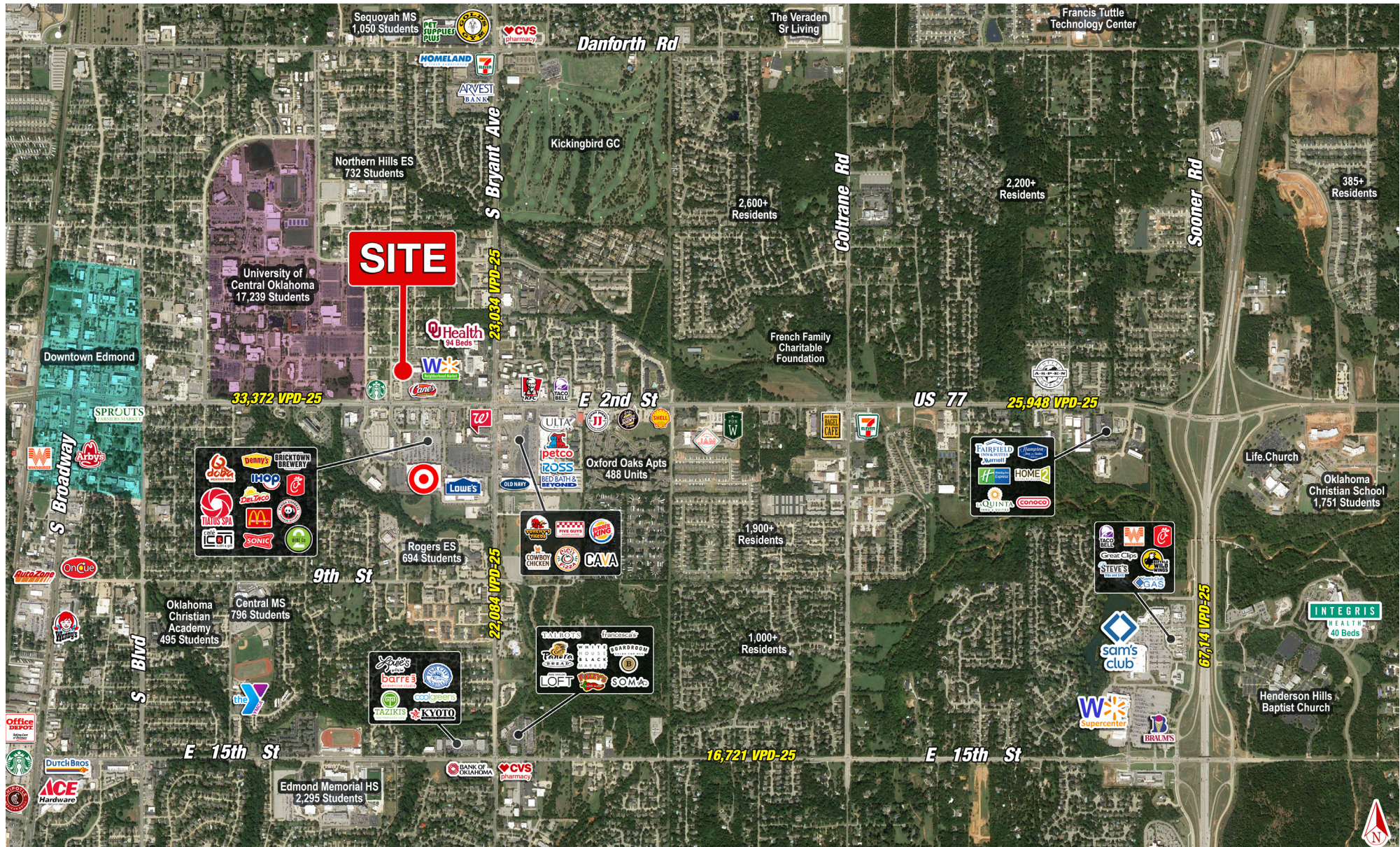
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